



**2745 Douglasdale Boulevard SE
Calgary, Alberta**

MLS # A2157537



\$829,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,118 sq.ft.	Age:	1988 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Garden, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: Floating Shelves in Dining Room

Welcome to Douglasdale! A charming and vibrant community nestled in Calgary's picturesque southeastern corner. Known for its serene ambiance and family-friendly atmosphere. Douglasdale offers a perfect blend of tranquility and convenience. Step into your new home that includes 5 bedrooms, 4 bathrooms, fully developed basement and stunning low maintenance backyard perfect for relaxation and privacy. Main floor features Vaulted ceilings, a large laundry room, exceptional natural light throughout and a kitchen with an extra oven sure to excite any home cooking enthusiast. Don't forget the updated appliances! Other updates on the main floor include flooring, lighting fixtures and toilets. Living room includes a beautiful fireplace, feature wall with built in shelving and is attached to a well sized den. Master bedroom is attached to a well sized ensuite with a walk in closet. Double detached garage with plenty of space for all your toys. The fully developed basement includes a large bedroom with laminate flooring attached to a 4 piece bathroom as well as a large recreation area ready for your personal touches. There is no shortage of storage space in this home to help keep the clutter away. Nearby you will find great walking/ biking paths, multiple schools, retail and even Golf! This home has been maintained with much love and pride and move in ready for its new owners. Don't take my word for it, come and see for yourself! Call your favorite realtor today to book your viewing. ****OPEN HOUSE SCHEDULED FOR SATURDAY AUGUST 17TH FROM 12:00PM-2:00PM****